

Development Standards Committee

June 2, 2021 at 5:00 p.m.

The Woodlands Township

Members Present: Arthur Bredehoft, John Anderson, Bob Adams, John A Brown, and David Smith, Mary Funderburg, Robert Heinemann

Staff Present: Neslihan Tesno and Kimberly McKenna

Welcome/Call Meeting to Order.

The meeting to order at 5:00 p.m. and declared there was a quorum

I. Public Comments

No public comments

II. Consideration and action regarding the minutes of the meeting May 5 and May 19, 2021.

Motion to approve the minutes of the May 5, 2021 and May 19, 2021 meeting. It was moved by Bob Adams and seconded by David Smith to accept the minutes as presented. Mary Funderburg abstained from May 19, 2021. The motion carried unanimously

III. Consideration and Action of the Commercial and Residential Applications and Covenant Violations in Sections VII and VIII recommended for Summary Action.

Staff presented the Commercial as prepared by Staff. The Commercial Summary List consisted of Items D, E, F and G, Item A, B and C were removed from Summary and put in Review. It was moved by Bob Adams and seconded by John Anderson to approve the Commercial Summary List as presented. The motion carried unanimously.

Staff presented the Residential Summary List consisted of Items 1-15. It was moved by David Smith and seconded by Mary Funderburg to approve the Residential Summary List as presented. Due to homeowner calling in Item 11 was removed from summary and put in Review. David Smith rescinded original and modified to remove item 11 Mary Funderburg seconded. The motion carried unanimously

IV. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.

No executive sessions held

V. Reconvene in Public Session.

No executive sessions held

VI. Consideration and Action of the Commercial Applications and Covenant Violations.

Staff presented the Commercial as prepared by Staff. The Commercial Summary List consisted of Items D, E, F and G Items A, B and C were removed from Summary and put in Review. It was moved by Bob Adams and seconded by John Anderson to approve the Commercial Summary List as presented. The motion carried unanimously.

Staff presented the Residential Summary List consisted of Items 1-15. It was moved by David Smith and seconded by Mary Funderburg - David Smith rescind original and modified to remove item 11 for review it was seconded by Mary Funderburg all other items of the Residential Summary List were approved as presented. The motion carried unanimously.

A. Consideration and action for the proposed parking lot sign.

Northex LLC / Terramont II

9950 Woodlands Parkway

Lot 0300 Block 0078 Section 0046 Village of Sterling Ridge

This item was heard by the full committee. Robert Heinemann joined the meeting. The Committee deliberated regarding the proposal, configurations of the existing space and applicable standards. It was moved by Bob Adams and seconded by Robert Heinemann to deny as presented and suggest the owner consider a revision requesting the individual tenant spaces install a sign to the interior of the individual tenant spaces. The motion carried unanimously.

B. Consideration and action for the proposed parking lot sign.

Green Set LLC Series K / Panther Creek Professional Plaza

4810 W. Panther Creek Drive

Lot 0330 Block 0045 Section 0040 Village of Panther Creek

This item was heard by the full committee. The Committee deliberated regarding the proposal, configurations of the existing space and applicable standards. It was moved by Bob Adams and seconded by Robert Heinemann to deny as presented and suggest the owner consider a revision requesting the individual tenant spaces install a sign to the interior of the individual tenant spaces. The motion carried unanimously.

C. Consideration and action for the proposed parking lot sign.

Alden Heights Place LLC / Panther Creek Professional Plaza II

4840 W. Panther Creek Drive

Lot 0310 Block 0045 Section 0040 Village of Panther Creek

This item was heard by the full committee. The Committee deliberated regarding the proposal, configurations of the existing space and applicable standards. It was moved by Bob Adams and seconded by Robert Heinemann to deny as presented and suggest the owner consider a revision requesting the individual tenant spaces install a sign to the interior of the individual tenant spaces. The motion carried unanimously.

D. Variance request for a proposed building sign that exceeds the maximum height and number of lines of copy allowed, does not comply with shopping center criteria for return size and includes a business clarifier that is not part of the registered name of the business.

KM Marcel Crossing II, LLC / DreamMaker Bath & Kitchen

8000 McBeth Way, Suite 180

Lot 0850 Block 0499 Section 0046 Village of Sterling Ridge

This item was heard by the Committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Anderson to deny as presented and require the owner revise and resubmit on the following conditions:

- Option A, a three-line sign with a cabinet, is disapproved as The Center Criteria does not allow for three lines of text.
- While cabinet signs may be considered on a case-by-case basis for long lines of text or smaller letters, new LED technology allows for smaller channel letters in most cases.
- Option B, a two-line sign with the registered business name "DreamMaker Bath & Kitchen" is conditionally approved.
- A variance to exceed the size restrictions per the Center Criteria is disapproved. Reduce bottom line of text 2-inches to meet criteria maximum size allowed. Sign total height shall not exceed 36 inches. Center justify "Bath & Kitchen."
- Channel letter trim and returns are to be dark bronze with 5-inch returns.
- Remove registered trademark symbol "®" as this is not permitted per The Woodlands Standards.
- Submit a final sign proof for review and approval prior to sign fabrication or installation. All exterior signage requires review and approval. No other signage is approved at this time.
- Must comply with Commercial Planning and Design Standards.
- The approval of this committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

E. Consideration and action for the proposed dumpster enclosure that encroaches in a pipeline easement.

CH Retail Fund II Houston Lake Woodlands LP

1640 Lake Woodlands Drive

Lot 4600 Block 0599 Section 0999 Village of Town Center

This item was heard by the Committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Anderson to table the item. The motion carried unanimously.

F. Variance request for proposed monument panel advertising a service rather than a business name.

IMI Market Street LLC / H-E-B

9595 Six Pines Drive

Lot 0260 Block 0547 Section 0999 Village of Town Center

This item was heard by the Committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Anderson to table the item. The motion carried unanimously.

G. Consideration and action for the building entrance remodeling including improving drainage, landscaping, and the addition of covered walkway with lighting.

JD Warmack Woodlands LP

9500 Lakeside Boulevard

Lot 6400 Block 0547 Section 0007 Village of Research Forest

This item was heard by the Committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Anderson to approve on the following conditions:

- Applicant is conditionally approved for a remodel of the entry lobby and exterior circulation areas to include new walkways, canopy, and landscaping areas. Provide construction timeline and any phasing requirements.
- Provide digital material sample board with details and project rendering.
- Provide a project ID sign per The Woodlands Standards to be displayed at the front main construction entrance and show on Construction Activity Plan. Add a location for construction trailer and cranes if required during construction.
- 30'-0" wide Forest Preserve along Lakeside Boulevard to be maintained.
- Light poles to be refurbished to match the poles at RFL Retail. Provide cut sheets for new fixtures.
- Thirty-Seven (37) trees marked for removal to make way for new circular entry drive, canopy, and walkways. Recommend to replace the same number of trees being removed in places to work with the new hardscape layout.
- Construction Plan is conditionally approved to include new ADA Accessible ramps, landscape lights, bollards, light bollards, bike racks, refurbished parking lot light poles with new fixtures, etc., as indicated.
- Hardscape is conditionally approved to include new retaining walls, ceramic pavers along building edge/canopy covers, railings at steps, etc. No response required.
- Proposed synthetic wood (Trex) deck plan at the rear of entry is conditionally approved. Provide material finish colors.
- Plantings have been scheduled that generally meet The Woodlands standards for type and size requirements. Plans will need to be updated to call out specific locations of plants where call-out is missing.
- Vegetation caliper/planter gallon size shall be revised to the minimum requirements per The Woodlands Standards.
- All plantings will require a permanent irrigation system that is concealed from view. The existing system is to be modified and connected to any new system.
- New exterior canopy for the circular drive pickup/drop-off area is conditionally approved. Provide material details.

- New rooftop cooling tower screen proposed. Provide system cut sheets. All rooftop equipment shall be screened from public view.
- New exterior glass for the new Lakeside Lobby shall not be mirrored.
- Applicant is conditionally approved to replace windows at the loading dock area with ventilation louvers and a 4'-0" door with a side louver per code and pending fire control relocation or removal.
- Add new chiller towers, and associated pumps and plumbing are conditionally approved. All exterior equipment must be screened from public view.
- All exterior light fixtures noted are LED light sources at 3000K color temperature. Light fixture style and color output shall match what was installed at the recent Building One remodel. Provide cut sheets for review of all new light fixtures.
- Provide a photometric plan to ensure a 0.1 fc or less light output level at the property line is maintained.
- Must comply with Commercial Planning and Design Standards.
- The approval of this committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

VII. Consideration and Action of the Residential Applications and Covenant Violations.

1. Consideration and action for a short-term rental application.

Marcos A. Romasanta

6 Amber Fire Place

Lot 02, Block 02, Section 0019 Village of Cochran's Crossing

This item was heard by the Committee under the summary list as presented by staff. It was then moved by Mary Funderburg and seconded by David Smith to approve on the condition that the owner must sign the Short-Term Rental Maintenance and User Agreement, pay compliance deposit, submit insurance certificate and must provide a secondary responsible party in order to accommodate the possible absence of the primary responsible party. Owner must also comply with all the Short-Term Rental regulations per Section 3.7 of The Woodlands Residential Development Standards. This approval is valid for a period not to exceed one year. Owner must reapply by June 2022. Short Term Rental application may be revoked at any time for failure to comply with the conditions of approval, as a result of impact or at the discretion of the Development Standards Committee. The motion carried unanimously.

2. Consideration and action for a short-term rental application.

Sulbha Shelare

19 Sawmill Grove Lane

Lot 0A19, Block 103, Section 0041 Village of Grogan's Mill

This item was heard by the Committee under the summary list as presented by staff. It was then moved by Mary Funderburg and seconded by David Smith to approve on the condition that the owner must sign the Short-Term Rental Maintenance and User Agreement, pay compliance deposit, submit insurance certificate and must provide a secondary responsible party in order to accommodate the possible absence of the primary responsible party. Owner must also comply with all the Short-Term Rental regulations per Section 3.7 of The Woodlands Residential Development Standards. This approval is valid for a period not to exceed one year. Owner must reapply by June 2022. Short Term Rental application may be revoked at any time for failure to comply with the conditions of approval, as a result of impact or at the discretion of the Development Standards Committee. The motion carried unanimously.

3. Request for approval for a Short-Term Rental.

Mark Schneider

15 North Rocky Point Circle

Lot 30, Block 02, Section 05 Village of Creekside Par

This item was reviewed under the Summary list as recommended by staff. It was moved by David Smith and

seconded by Mary Funderberg to approve the proposed Short-Term Rental on the following conditions: Owner must sign the Short-Term Rental Maintenance and User Agreement, pay compliance deposit, submit insurance certificate and must provide a secondary responsible party in order to accommodate the possible absence of the primary responsible party. Owner must also comply with all the Short-Term Rental regulations per Section 3.7 of The Woodlands Residential Development Standards. This approval is valid for a period not to exceed one year. Owner must reapply by May 2022. Short Term Rental application may be revoked at any time for failure to comply with the conditions of approval, as a result of impact or at the discretion of the Development Standards Committee. The motion carried unanimously.

4. Request for approval for a Short-Term Rental.

Rodolfo Mancado

3 North Spinning Wheel D

Lot 01, Block 01, Section 56 Village of Sterling Ridge

This item was reviewed under the Summary list as recommended by staff. It was moved by David Smith and seconded by Mary Funderberg to approve the proposed Short-Term Rental on the following conditions: Owner must sign the Short-Term Rental Maintenance and User Agreement, pay compliance deposit, submit insurance certificate and must provide a secondary responsible party in order to accommodate the possible absence of the primary responsible party. Owner must also comply with all the Short-Term Rental regulations per Section 3.7 of The Woodlands Residential Development Standards. This approval is valid for a period not to exceed one year. Owner must reapply by May 2022. Short Term Rental application may be revoked at any time for failure to comply with the conditions of approval, as a result of impact or at the discretion of the Development Standards Committee.

The motion carried unanimously.

5. Request for a variance for the existing trellis does not respect the five-foot side easement and exceeds the maximum height allowed.

Zachary Yeglin

42 Shallowford Place

Lot 17, Block 01, Section 11 Village of Creekside Park West

This item was reviewed under the Summary list as recommended by staff. It was moved by David Smith and seconded by Mary Funderberg to disapprove the proposed Trellis and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the trellis from the property or the easement or reduce to 9' height, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the trellis is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders.

The motion carried unanimously.

6. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Svetlana B Barnes

6 Emery Mill Place; 77384-4747

Lot 37, Block 2, Section 86 Village of Alden Bridge

This item was reviewed under the Summary list as recommended by staff. It was moved by David Smith and seconded by Mary Funderberg to approve the proposed Legal action on the following conditions:

By authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution.

The letter will include notice that failure to correct these **(by removing algae/mildew from exterior of the home and**

by removing trash cans and debris from public view and by maintaining pool and pump and by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds and removing dead vegetation and by cleaning gutters on home) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

7. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Thomas Robert III & Margaret L Doyle

35 Classic Oaks Place; 77382-1136

Lot 26, Block 1, Section 7 Village of Alden Bridge

This item was reviewed under the Summary list as recommended by staff. It was moved by David Smith and seconded by Mary Funderberg to approve the proposed Legal action on the following conditions:

By authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (**by removing and storing the trash and recycle carts and debris which includes but is not limited to construction material and equipment out of public view**) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit.

The motion carried unanimously.

8. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Julio C Fernandez

74 North Misty Canyon Place; 77385-3532

Lot 71, Block 2, Section 4 Village of Harper's Landing at College Park

This item was reviewed under the Summary list as recommended by staff. It was moved by David Smith and seconded by Mary Funderberg to approve the proposed Legal action on the following conditions:

By authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (**by removing trash cans and debris which includes but not limited to cover on driveway from public view**) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

9. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Johnathan M & Jesselynn Kerr

6 Windsinger Court; 77375-4430

Lot 8, Block 4, Section 2 Village of Creekside Park West

This item was reviewed under the Summary list as recommended by staff. It was moved by David Smith and seconded by Mary Funderberg to approve the proposed Legal action on the following conditions:

By authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution.

The letter will include notice that failure to correct these violations (**by power washing and/or cleaning driveway**) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

10. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Cade C & Teresa R Lutz

3 Webb Creek Place; 77382-4708

Lot 1, Block 1, Section 46 Village of Alden Bridge

This item was reviewed under the Summary list as recommended by staff. It was moved by David Smith and seconded by Mary Funderberg to approve the proposed Legal action on the following conditions:

by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (**by removing and storing the trash and recycle carts out of public view**) will result in a lawsuit filed & court hearing scheduled.

Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

11. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Carolyn Polito

2 Log House Court; 77375-1461

Lot 24, Block 1, Section 22 Village of Creekside Park West

This item was removed from SUMMARY and heard by the Committee members present. The staff provided the Committee with a presentation. It was moved by Arthur Bredehoft and seconded by John Brown to:

Allowed owner 30 additional days to cure the violation. If not cured this item will be placed on the July 7, 2021 meeting agenda. The motion carried unanimously.

12. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Arthuro B Romero & Mariana M Andere

3 Vincent Court; 77382-2061

Lot 10, Block 3, Section 21 Village of Sterling Ridge

This item was reviewed under the Summary list as recommended by staff. It was moved by David Smith and seconded by Mary Funderberg to approve the proposed Legal action on the following conditions:

By authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (**by removing seasonal lighting from view**) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit.

The motion carried unanimously.

13. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Randolph & Anni L Tudor

30 Nila Grove Court; 77385-3447

Lot 64, Block 2, Section 3 Village of Harper's Landing at College Park

RESOLVED

14. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

VOJA LLC

134 South Bluff Creek Circle; 77382-5774

Lot 35, Block 2, Section 73 Village of Alden Bridge

RESOLVED

15. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

David A Wallace

19 Leaf Spring Place; 77382-1207

Lot 35, Block 3, Section 10 Village of Alden Bridge

This item was reviewed under the Summary list as recommended by staff. It was moved by David Smith and seconded by Mary Funderberg to approve the proposed Legal action on the following conditions:

By authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (**by removing and storing the trash and recycle carts out of public view and by submitting a complete application for the pool barrier fence with a final passing inspection from a qualified inspector as defined in The Woodlands Residential Development Standards**) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit.

The motion carried unanimously.

16. Request for variance for existing trampoline that does not respect the rear ten foot easement.

Jorge Enrique Abud Shedd

78 Botanical Vista Drive

Lot 09, Block 01, Section 32 Village of Creekside Park West

This item was heard by the Committee members present. The staff provided the Committee with a presentation. It was moved by David Smith and seconded by Mary Funderberg to:

Disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the trampoline from the property, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the trampoline is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the courthouse and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders.

Additionally, trampoline must have maximum height of 10' and maximum width of 10', it can encroach 1'6" into the rear easement. Plant and maintain evergreen trees and shrubs at least 7' at time of planting to screen to rear. Staff to review upon completion to determine if sufficient screening. The motion carried unanimously.

17. Consideration and action regarding the conditions set forth by the Development Standards Committee at their meeting of May 5, 2021 and review of the consequent submissions by the owner.

Jantzen Thorns

23 Thundercloud Place

Lot 24, Block 02, Section 27 Village of Creekside Park West

This item was heard by the Committee members present. The staff provided the Committee with a presentation. It was moved by Arthur Bredehoft and seconded by David Smith to:

Conditionally approve:

Patio Cover: Roof Height to be a maximum of 11 feet

Patio Cover: Remove the patio cover and foundation out of the rear ten-foot easement.

Pavers: Remove pavers out of side five foot and rear ten easements.

COMPLY with submitted landscape plan: Install a Wall of Screening with evergreen Tree/Shrubs that is 2 tiers (two different height levels). Homeowner to work with Staff on the length of the wall of screening.

Trellis: Install 21' long X 10'6" tall Trellis that will be 1' from the patio. This Trellis will be solid cedar with 4" X 4" posts and 2" X 4" cedar slats overlapping each other for full privacy.

Speakers: Remove two of the four speakers.

Comply with submitted drainage plans.

Meet code and pass inspections - submit passing inspection report.

These conditions must be met within 150 days from the receipt of conditions email:

Please contact Harris County for any additional permitting requirements.

The motion carried unanimously.

18. Request for approval of a Home Business – Hair Salon

Aida Picone

10 Camber Pine Place

Lot 14 Block 01 Section 61 Village of Alden Brid

This item was heard by the Committee members present. The staff provided the Committee with a presentation. It was moved by Mary Funderberg and seconded by David Smith to:

TABLED to June 16, 2021 meeting. The motion carried unanimously.

19. Consideration and action to appeal the Residential Design Review Committee decision to Table a proposed detached structure that does not respect the rear 15 foot setback

Andrew Edmondson

31 Lively Oaks Place

Lot 21 Block 01 Section 10 Village of Alden Bridge

This item was heard by the Committee members present. The staff provided the Committee with a presentation. It was moved by David Smith and seconded by Mary Funderberg to:

TABLED – Request owner to participate at next meeting – in reference to possibility of moving the structure to the opposite side of the yard. The motion carried unanimously.

20. Request for variance for the existing pergola that has a plate height that does not replicate within 12 Inches the first floor plate height of the dwelling.

Todd Brooks

22 Witherbee Place

Lot 10, Block 01, Section 05 Village of Creekside Park West

This item was heard by the Committee members present. The staff provided the Committee with a presentation. It was moved by Arthur Bredehoft and seconded by John Brown to:

TABLED - staff to research house plans for plate heights. Owner and contractor to investigate feasibility of alterations. The motion carried unanimously.

VIII. Consideration and action regarding The Woodlands Residential Development Standards concerning the maximum allowed driveway width.

The 2019 revised Standards allowed for wider driveway widths –18' for 2 car garages and 21' for 3 car garages. However, we failed to consider the fact that some of Development Criteria and Neighborhood Criteria still

state the old standards of 16' & 20'. Staff is asking that the Committee promulgate a similar rule to the fence height requirement that stated that the Standards will prevail instead of the Criteria.

This item was heard by the Committee members present. It was moved by David Smith and seconded by Mary Funderberg to approve:

Motion to promulgate a rule that the maximum allowed driveway width per The Woodlands Residential Development Standards will prevail when there are conflicts with the Criteria. This does not include the Liberty Branch neighborhood. Liberty Branch must adhere to the Liberty Branch Guidelines. The motion carried unanimously.

- IX.** Consideration and action to approve civil engineer Richard Tomlinson, Professional Licensed Engineer 77704, to submit sealed plans and engineering services for all future possible residential projects for the Township without requiring a variance because his seal designates civil branch instead of structural.
WITHDRAWN – State revised his credentials
- X.** Consideration and action to approve civil engineer, Navarathinarajah Sivaruban, Professional Licensed Engineer 116051, to submit sealed plans and engineering services for all future possible residential projects for the Township without requiring a variance because his seal designates civil branch instead of structural.
WITHDRAWN– State revised his credentials
- XI.** **Consideration and action regarding the Residential Development Standards and Commercial Planning and Design Standards and any promulgated rules for interim actions during the Coronavirus (COVID-19) Pandemic and other conditions such as recent winter weather.**
Chair Arthur Bredehoft requested an update at the June 16, 2021 meeting on enforcement.
- XII. Member Comments**
No member comments
- XIII. Staff Reports**
No staff comments
- XV. Adjourn**
David Smith made the motion to adjourn it was seconded by John Anderson. The meeting was adjourned at 7:55 p.m.
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